



Zoning Committee

REQUEST

Current Zoning: I-1(CD) (light industrial, conditional) and R-22MF (multifamily residential)

Proposed Zoning: I-1(CD) (light industrial, conditional) and I-1(CD) SPA (light industrial, conditional, site plan amendment)

LOCATION

Approximately 9.54 acres located north of Perimeter Pointe Parkway, west of Rebecca Avenue, and south of West Boulevard.

(Council District 3 - Watlington)

PETITIONER

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **consistent** with the *Southwest District Plan* for a majority of the site but **inconsistent** for the remaining portion of the site based on the information from the staff analysis and the public hearing, and because:

- The plan recommends light industrial for a majority of the site; and
- Multi-family residential for the remainder of the site.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The proposed site plan, while inconsistent with the portion of the site that is recommended for multi-family use, proposes to maintain that area as a buffer.
- The portion of the site that is consistent with the adopted light industrial land use for the site, is within an existing office park.
- The site is located within the Old Coliseum mixed use activity center, as per the Centers Corridors and Wedges Growth Framework.

The approval of this petition will revise the adopted future land use as specified by the *Southwest District Plan*, from current recommended multi-family use to light industrial land use for a portion of the site, and remain light industrial for the majority of the site.

Motion/Second: Barbee / Welton
Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike,
Samuel, and Welton
Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan for a majority of the site and inconsistent with the remainder of the site.

There was no further discussion of this petition.

PLANNER

Joe Mangum (704) 353-1908